

Section 1: [PHCA Community Rules (Updated March 27, 2025), Article IV, Section 5(B)] Leasing and Rental Restrictions

B. Rules governing the regulation of leasing and rental restrictions of single rooms, 'lock-outs' or 'guest quarters': Initial Fine Amount: \$200; Subsequent Daily Fine Amount: \$200.

Section 2: [PHCA Community Rules (Updated March 27, 2025), Article IV, Section 5(C)] Rental Property Registration Requirements

C. Rules governing the registration of rental properties: Initial Fine Amount: \$500; Subsequent monthly fines: \$500.

Section 3: [CDC Architectural Rules, Section 1.8] Owner Good Standing Required to Submit Architectural Applications

1.8 Owner Standing. An Owner must be in good standing with the Association (current on all assessments, fees, and fines, with no unresolved covenant or rule violations) in order to submit an application for review by the Community Design Committee.

Section 4: [PHCA Community Rules, Article II, Section 10 & Article IV, Section 3(A)(1)] Signs on Lots - \$200 Fine Per Occurrence

Article II, Section 10. Signs Not Requiring CDC Approval... No other signs, banners, or advertising devices may be displayed on a Unit without prior written approval of the CDC. Fine: \$200.

Section 5: [PHCA Community Rules, Article II, Section 3] Strict Liability of Owners for Off-Lot Conduct of Guests, Invitees, and Contractors

Section 3. Responsibility of Owners for Conduct of Others. Each Owner is strictly responsible for the conduct of their tenants, guests, invitees, and contractors anywhere within Princeville, and shall be subject to fines and assessments for any violation committed by such persons.

Section 6: [PHCA Community Rules, Article III, Section 4] Ban on Solicitation in Common Areas and Pathways

Section 4. Solicitation. No solicitation of any kind is permitted within the Common Areas, parks, pathways, or roadways of Princeville without prior written authorization of the Board.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. PHCA Community Rules, Article II, Section 10 & Article IV, Section 3(A)(1) (p. 1): Flag or flagpole restriction fails to include statutory exemption for the United States flag under the Freedom to Display the American Flag Act.

Statutory / Legal Reference: Freedom to Display the American Flag Act (4 U.S.C. § 5 Note) & Fla. Stat. § 720.304(2) / § 718.113(4)

Statutory Comparison: The federal Freedom to Display the American Flag Act of 2005 (4 U.S.C. § 5 Note, Pub. L. 109-243) and applicable state statutes prohibit community associations from adopting or enforcing any policy that prevents a member from displaying the flag of the United States on residential property to which the member has a separate ownership interest or right to exclusive possession or use.

CURRENT WORDING IN DOCUMENT:

[PHCA Community Rules, Article II, Section 10 & Article IV, Section 3(A)(1)] Signs on Lots - \$200 Fine Per Occurrence - Article II, Section 10. Signs Not Requiring CDC Approval... No other signs, banners, or advertising devices may be displayed on a Unit without prior written approval of the CDC. Fine: \$200.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

In accordance with the Freedom to Display the American Flag Act of 2005 (4 U.S.C. § 5 Note) and applicable state law, any homeowner may respectfully display the official United States flag on residential property under their ownership or exclusive use.

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